

347  
CERTIFICATE OF PUBLICATION  
From THE NEWS-POST Frederick, Md.

Friedman, Glorioso, Cohen & MacFadyen, Solicitors  
303 E. Fayette Street  
Baltimore, Maryland 21202

**SUBSTITUTED  
TRUSTEES' SALE  
OF VALUABLE  
FEE-SIMPLE DWELLING**

4 Livingstone Terrace  
Frederick County, Maryland 21701

Under and by virtue of the power of sale contained in a certain Deed of Trust from Roy Lee Sier and Darlene Ann Sier to Bernard H. Kanstoroom and Jeffrey M. Frost, Trustees, dated July 31, 1984 and recorded in Liber CCK-1248, Folio 824 among the Land Records of Frederick County, Maryland, the holder of the indebtedness secured by the Deed of Trust having appointed Alvin E. Friedman and Kenneth J. MacFadyen, Substituted Trustees by instrument duly executed, acknowledged and recorded among the Land Records of the County aforesaid, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Substituted Trustees will offer for sale at public auction on the premises.

**WEDNESDAY, MARCH 4, 1987**

AT 12:40 O'CLOCK P.M.

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Frederick County, Maryland and described as follows:

Lot numbered Two (2) in Block lettered "N" in the subdivision known as "Section IV, Willowcrest" as per plat thereof recorded among the Land Records of Frederick County, Maryland in Plat Book 27 at Plat 107.

The property is in fee-simple and improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any and with no warranty as to the description of the improvements.

Terms of Sale: A cash deposit or certified check for \$8,000 at the time of sale, balance of the purchase price is to be paid in cash within ten (10) business days of the final ratification of sale by the Circuit Court for Frederick County. If payment of the balance does not take place within ten business days of ratification, the deposit will be forfeited and the property will be resold at the risk and expense of the defaulting purchaser. Interest to be paid on unpaid purchase money at the rate pursuant to the deed of trust note from date of sale to date of settlement, in the event the property is purchased by someone rather than the note holder. Taxes and water rent to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or metropolitan district charges to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps and transfer taxes shall be borne by the purchaser.

**ALVIN E. FRIEDMAN,  
KENNETH J. MacFADYEN,  
Substitute Trustees**

ALEX COOPER AUCTS., INC.  
908 York Road  
Towson, Maryland 21204  
301-828-4838

Frederick, Md.

This is to certify that the annexed

was published in

a newspaper published in Frederick County on the following

dates:

THE NEWS-POST

Per

**ORDER NISI ON SALES**

Alvin E. Friedman  
Kenneth J. MacFadyen  
Substitute Trustees  
VS.

Roy Lee Sier  
Darlene Ann Sier  
No. 2341E Civil  
In the Circuit Court  
for Frederick County  
sitting in Equity  
February Term, 1987

In the matter of the Report of Sales filed the 3rd day of April 1987.

Ordered, That on the 3rd day of May 1, 1987, the Court will proceed to act upon the Report of Sales of Real Estate, reported to said Court by Alvin E. Friedman and Kenneth J. MacFadyen Substitute Trustees in the above cause, and filed therein as aforesaid to finally ratify and confirm the same, unless cause to the contrary thereof be shown before said day; provided a copy of this notice be inserted in some newspaper published in Frederick County for three successive weeks prior to said day.

The report states the amount of sale to be \$63,400.00.

Dated this 3rd day of April, 1987.

Charles C. Keller  
Clerk of the Circuit Court  
for Frederick County

Alvin E. Friedman  
4th Floor-Tatman Bldg.  
210 East Redwood St.,  
Baltimore, MD 21202  
Apr. 16, 23, 30

dates:

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